

Situs : 711 N CARY ST	Parcel ID: 173-242	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WILSON GLORIA M 711 NO CARY ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 69-1 CARY Vol / Pg 04402/00270 District Zoning R1C Class Residential
Property Notes	



173-242 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,630		94,460
Total Acres: .2211 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,500	94,500	0	90,500
Building	178,800	169,300	0	163,000
Total	273,300	263,800	0	253,500
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/23/15	B63815	1,000	BLDG Door	0
08/21/15	B62894	2,280	BLDG Replace Frnt Dr	0
10/22/12	57347	6,042	BLDG Replc 8 Wndw s	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4402/270		

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement	
Basement	Pier/Slab
FBLA Size	x
Rec Rm Size	x
# Car Bsm't Gar	
FBLA Type	
Rec Rm Type	

Heating & Cooling		Fireplaces
Heat Type	Central Ac	Stacks
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail	
Bedrooms	2
Family Rooms	
Kitchens	
Total Rooms	4
Kitchen Type	
Kitchen Remod	No
Full Baths	1
Half Baths	
Extra Fixtures	
Bath Type	
Bath Remod	No

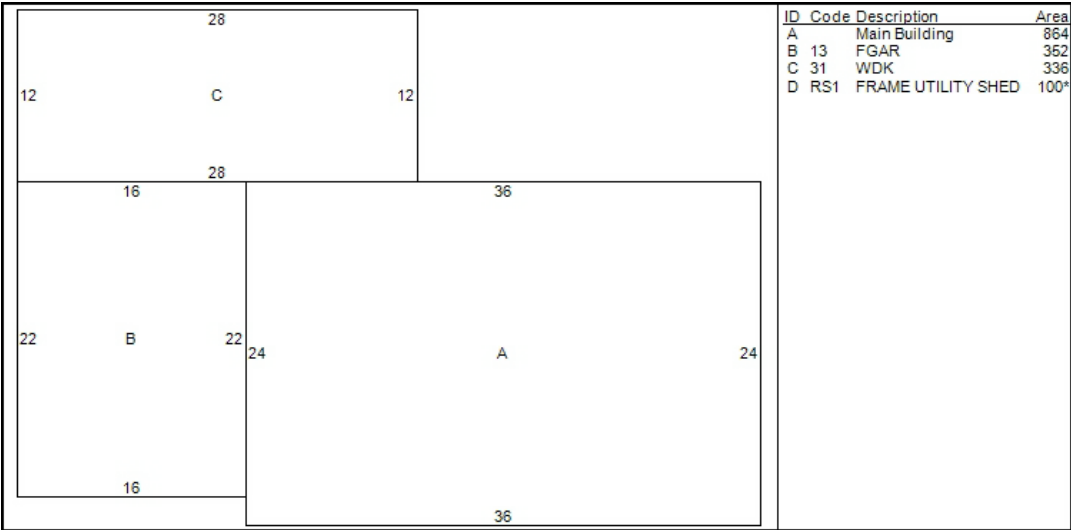
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

Grade & Depreciation	
Grade	C
Condition	Average
CDU	AVERAGE
Cost & Design	0
% Complete	
Market Adj	
Functional	
Economic	
% Good Ovr	

Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	5,356	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	207,710	Additions	11,020

Ground Floor Area	864	Dwelling Value	168,880
Total Living Area	864		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1985	C	A	370

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		13			7,140	
2		31			3,880	